



Current Estimates and Trends in New Hampshire's Housing Supply

Update: 2010-2019

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NH Office of Strategic Initiatives, Planning Division

Welcome!

- Webinar presented January 8, 2021
- Please use the **chat** to ask questions

New Hampshire State Data Center

- NH liaison to U.S. Census Bureau
- Distributes and interprets US Census data
- Supplies state data to the Census
- Conducts annual population estimates

New Hampshire Population Estimates Program

- RSA 78-A:25 directs the Office of Strategic Initiatives (OSI) to “**estimate annually the resident population for all cities and towns...as of July 1 of the preceding year**”, and to certify to the state treasurer on or before August 19
- Purpose is to determine the distribution of the state meals and rooms tax to municipalities
- But the population estimates serve many other purposes

Components of State Population Estimates

- Previous decennial census
- Change in dwelling units
- Change in group quarters population

Dwelling Unit Method

- HU2010: Number of housing units at 2010 Census
- HU2011-18: Number of housing units permitted by each municipality
- OCC: 2010 Occupancy rate
- PPH: 2010 Population per household

Example:

$$\begin{array}{rcl}
 ((\text{HU2010} + \text{HU2011-18}) \times \text{OCC}) \times \text{PPH} & = & \text{HHPOP2019} \\
 (4,281 + 141) & & \\
 4,422 & \times 0.501 & \\
 2,216 & \times 2.45 = & \mathbf{5,428}
 \end{array}$$

Sample Dwelling Unit Survey

- Permits issued during Calendar Year 2019
- Assume constructed by July 1, 2020

2019 DWELLING UNIT RESPONSE FORM New Hampshire Office of Strategic Initiatives

Code Enforcement Officer
Town of Conover
123 Main Street
Conover, NH 03000
Central County

Address Correction (if different from what is listed):

Completed by (please print clearly)

Title

Signature

Telephone Number

E-mail Address

Last year the response form was completed by: Firstname Lastname, Code Enforcement Officer

NOTE: The Office of Strategic Initiatives is interested only in permits that change the number of residential dwelling units in your community. Permits for alterations (room additions, decks/porches, sheds, etc.) or non-residential garages should not be tabulated on this form. If your community does not have a permit system in place, please use the best comparable information available (i.e., certificate of occupancy).

CALENDAR YEAR 2019
(January 1, 2019 through December 31, 2019)
Please review the instructions on the back of this form.

PERMITS ISSUED THAT RESULTED IN NEW RESIDENTIAL DWELLING UNITS	NEW RESIDENTIAL CONSTRUCTION		RESIDENTIAL DEMOLITIONS		EXPIRED RESIDENTIAL PERMITS FROM 2018 NOT RESULTING IN A NEW BUILDING FOR 2019 (see back of form)		FOR OSI USE ONLY
	NUMBER OF BUILDINGS	NUMBER OF DWELLING UNITS	NUMBER OF BUILDINGS	NUMBER OF DWELLING UNITS	NUMBER OF BUILDINGS	NUMBER OF DWELLING UNITS	TOTAL UNITS
1 Family*	20	20	3	3			17
2 Family**	3	6					6
3 or 4 Family	2	8					8
5+ Family							
Conversions***	2	3					3
Manufactured Housing	1	1	4	4			-3
TOTAL HOUSING UNITS	28	38	7	7			31

* Excluding manufactured housing.

** A new single family home with an ADU attached is counted as 2 family.

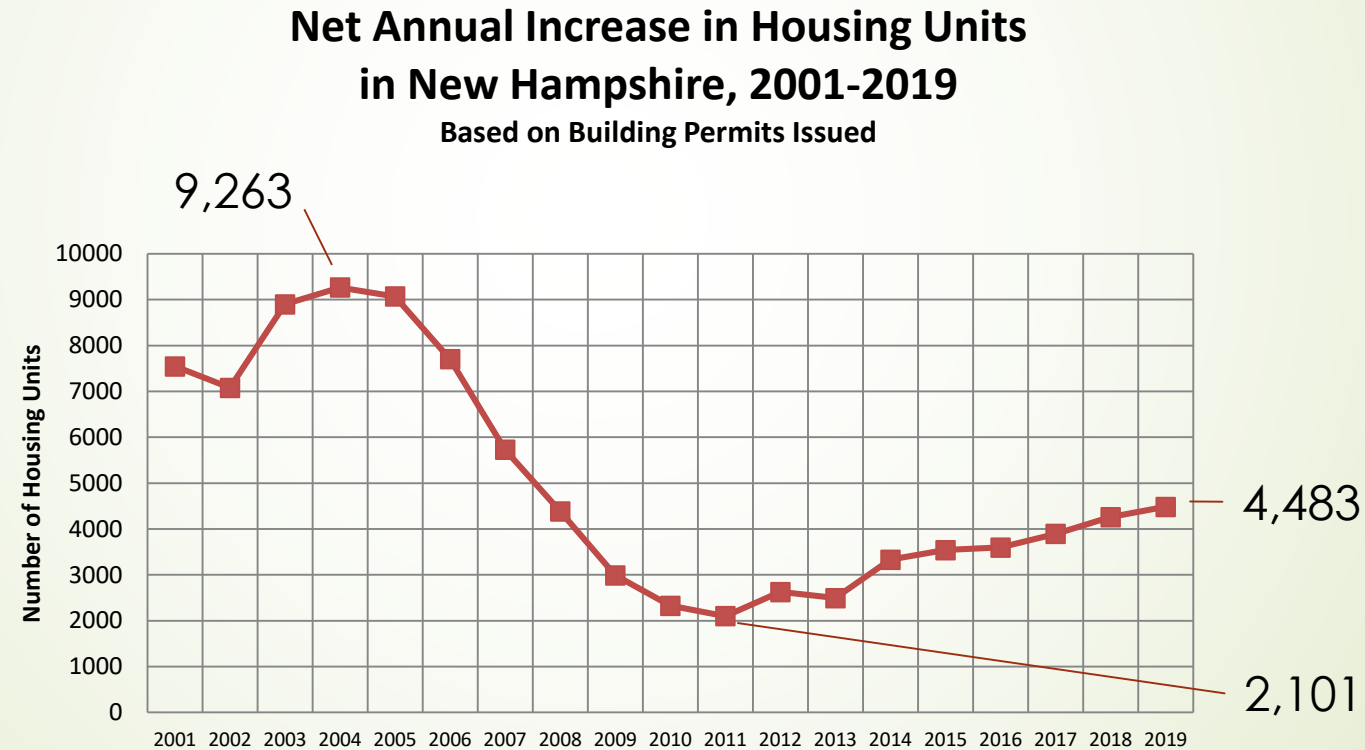
*** Conversions: Count only the number of residential units created or lost. Examples of conversions include: (a) conversion of a single family house to a multifamily house (increasing the number of dwelling units), (b) construction of accessory dwelling units (increasing the number of dwelling units), and (c) conversion of a residence to an office or restaurant or other non-residential use (decreasing the number of dwelling units – enter this number in the demolitions column).

Should you have questions, please contact Ken Gallager, Principal Planner, at 271-2155 or ken.gallager@osi.nh.gov

Submit completed form to:
Office of Strategic Initiatives
Johnson Hall, 107 Pleasant Street
Concord, NH 03301
Email: ken.gallager@osi.nh.gov

Results

- Continued gradual increase in total housing units since 2011



Permits issued – State totals

- 2019 - Permits issued for 4,483 dwelling units:
 - Single-family: 2,259 (50.4%)
 - Multi-family: 2,121 (47.3%)
 - Manufactured housing: 103 (2.3%)

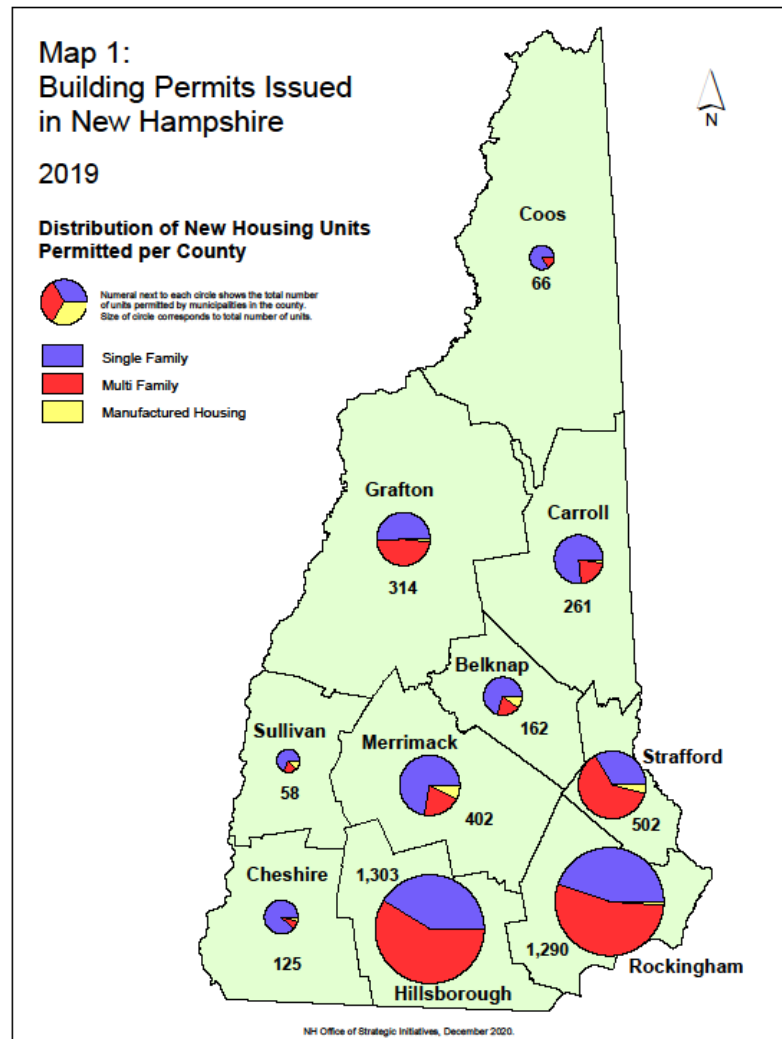
Compare to:

- 2010 – Permits issued for 2,328 dwelling units:
 - Single-family: 1,546 (66.4%)
 - Multi-family: 740 (31.8%)
 - Manufactured: 42 (1.8%)

Differences by county

- Most single-family units permitted:
 - Rockingham (579), Hillsborough (537), Merrimack (290), Carroll (200)
- Most multi-family units permitted:
 - Hillsborough (765), Rockingham (696), Strafford (313), Grafton (149)
- Three counties (Rockingham, Hillsborough, and Strafford) issued permits for more multi-family than single-family housing

County Overview



Municipalities

- Most single-family units permitted:
 - Salem (67)
 - As a percentage of existing stock: Hart's Location (3 units, 4.9%)
- Most multi-family units permitted:
 - Merrimack (358)
 - Salem, Bedford, Dover, Londonderry, Rochester and Portsmouth also issued permits for more than 100 units
 - As a percentage of existing stock: Gilsum (2 units, 50%)

On-line viewer

Takeaways

- Housing growth continues to be focused in the southern and eastern regions of the state
- Much of the growth is in towns/cities that are already larger
- Further research needed into relation between housing growth and towns/cities with innovative land use regulations
- 2020 Census data will reset the formula we use for estimating populations

Accessing the Data

- Report:
 - <https://www.nh.gov/osi/data-center/documents/housing-estimates-trends.pdf>
- Data:
 - <https://www.nh.gov/osi/data-center/documents/hse2010-2019.csv>
- Viewer:
 - <https://nhosi.maps.arcgis.com/apps/Styleer/index.html?appid=e28326e2b67a49419fec163381b00a81>

Questions?

- ▶ Contact Ken Gallagher, Principal Planner
 - ▶ kenneth.r.gallagher@osi.nh.gov
 - ▶ (603) 271-1773
- ▶ NH State Data Center: www.nh.gov/osi/data-center